



 2
Bedrooms

 2
Bathrooms



SPRUCE PARK - 2-BEDROOMS 2 BATHROOMS - This superb top floor penthouse apartment is spacious and well presented with an enormous L-shaped living room, a beautiful balcony and a recently upgraded executive shower room.

SPRUCE PARK – 2-BEDROOMS 2 BATHROOMS

- **Prestigious penthouse apartment**
- **Southerly balcony**
- **Luxury new shower room**
- **Gigabit fibre broadband**
- **Spacious accommodation**
- **Loft Storage**
- **Garage and off-street parking**
- **17-minutes to Victoria from Bromley South station**
- **Less than a mile from Shortlands station and local shops**

This exceptional penthouse apartment is located on the top floor of a prestigious development complementing Bromley's distinctive character. The apartment has been meticulously designed to offer optimal living space while providing spectacular views of the Bromley skyline from almost every room.

Located on the third floor, this property is spacious with generous sized rooms and comprises: entrance lobby; reception hall with cloaks and storage cupboards; an enormous L-shaped reception/dining room, providing access to a large private balcony with electrically operated sun awning; an attractive kitchen fitted with integrated appliances and space and plumbing for white goods; a master bedroom suite with a walkthrough wardrobe and an en-suite bathroom; a state-of-the-art, fully refurbished luxury shower room; and a further bedroom/study with built-in wardrobe.

The home also features large, double-glazed windows, allowing for plenty of natural light as well as unparalleled views; gas central heating; loft storage; an en-bloc garage and residents/visitors off street parking (on a first come basis), and well-maintained communal gardens. With excellent views, remarkable modern architecture and just moments away from Bromley High Street, Spruce Park sets itself apart from other local developments.

Thoughts from our vendor: ***“The property is airy, peaceful, very private (no overlooking neighbours) and quiet. In reality, because it's on the brow of a hill the air quality here is really superb, being surrounded by and effectively living among the tree tops also helps.”***

Located in the heart of Shortlands, Spruce Park sits close to the famous shops, cafes and evening entertainment of Bromley High Street, the bright lights of the town and the green open spaces of Norman Park. Shortlands station (Zone 4) and local shops are less than a mile away, and the location offers exceptional sought-after schools and nurseries, especially good for young professionals planning to start a family. There are also hugely popular secondary and private schools within walking distance and accessible via public transport.

Excellent transport links are close by including Bromley South station (0.6m – source, google maps) and Shortlands station (0.9m – source, google maps), as well as multiple bus routes along Westmoreland Road and Cumberland Road. All distances are approximate.

Owing to our commitment to keep both our clients and colleagues safe, we have many guided virtual viewing options available to you. These include video walk-throughs, 360 virtual reality tours and enhanced comprehensive photography that we will be happy to talk you through.

We recommend first watching the video walk-through viewings (watch this space) and then making an appointment to view at your earliest opportunity. At the appointment you will be expected to wear PPE and use hand sanitiser.

The property is arranged as follows:

Vestibule: An entrance enclosure with cloak hooks and carpet as fitted with glazed timber door leading to the...

Reception hall: Floor to ceiling mirrored cloaks and storage cupboards, boiler cupboard with recently replaced combination boiler; loft hatch, carpet as fitted; radiator, and doors to all rooms.

Living room: Glazed timber framed double doors lead to this most remarkable L-shaped living room with corniced ceiling, side lights, three radiators, electrical points, carpet as fitted, door to the kitchen, high double-glazed window to the side, large patio doors to the front leading to the...

Balcony: A private red painted railed balcony with block timber flooring and side lights. This balcony is southerly facing and is installed with an electrically operated sun awning to shield you from the sun on those especially hot and bright days.

Kitchen: An attractive panel wood-effect fitted kitchen with laminated worktop and breakfast bar, an integrated stainless-steel gas hob and splashback, stainless-steel extractor hood and a NEFF electric oven. There is space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and a radiator. The double-glazed window faces the rear and overlooks the rooftops with skyline views.

Master bedroom: Walk-through twinwardrobes, almost full width double-glazed windows to the rear (with stunning far-reaching views over the Bromley skyline), corniced ceiling, radiator, electric points, carpet as fitted and door to the en-suite bathroom...

En-suite bathroom: three-piece bathroom suite comprising a ceramic tiled panelled bath, chrome mixer-tap with shower attachment and shower rail, pedestal wash basin with chrome hot and cold taps, close coupled W.C., chrome heated towel rail, opaque double-glazed window to the rear, and ceramic wall and floor tiles.

Family shower room: Automatic/intelligent hands-free deluxe bidet shower toilet; wall hung modern vanity unit with integrated storage, designer ceramic washbasin and chrome mixer tap; low-profile walk-in shower with enamelled stainless steel shower tray and integrated shower unit (with shower good pressure from the combination boiler), chrome heated towel rail; LED downlighters and porcelain floor and wall tiles with designer shelving units.

Second bedroom: Gigabit fibre broadband point, double-glazed window to the front, corniced ceilings, built-in wardrobe, electrical points, radiator, and carpet as fitted.

Loft space: There is an exceptionally large loft space above the apartment with lighting and a pull-down ladder, allowing the opportunity to store plenty of things you just want out of the way.

En-bloc GARAGE: Garage with lockable up-and-over garage door for dry storage or for a vehicle.

Off street parking: Residents and visitors off-street parking in front. *Additional parking via electrically operated gates in rear.*

Communal gardens: Mainly laid to lawn with wall and shrub borders and pathways.

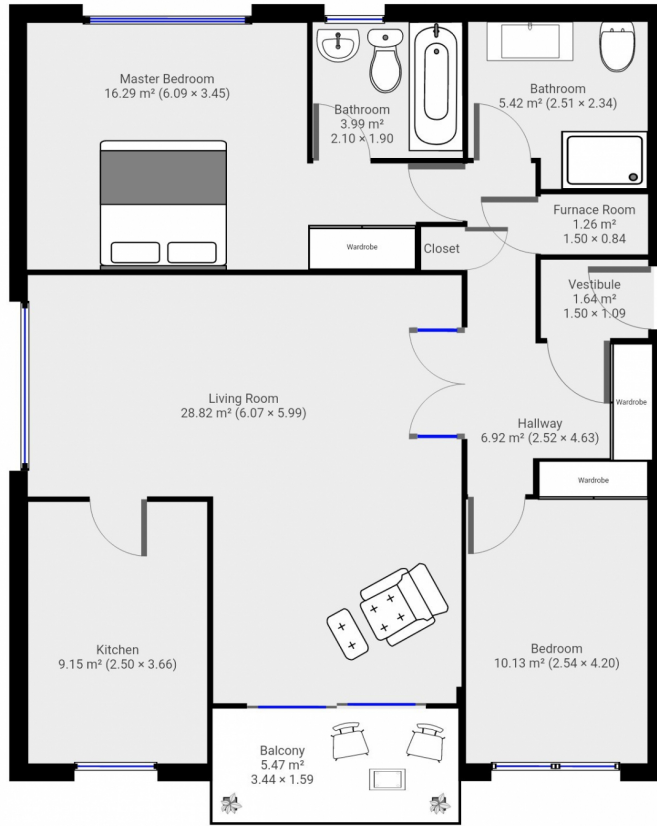
Tenure: Currently a Leasehold property with funds ringfenced to purchase the Freehold, making this a Share of Freehold property once complete.

Maintenance: £1,600 pre annum, paid £800 twice a year.

EPC rating: C

To view at your earliest opportunity, please call 020 8464 1845, email: info@jollyeandwood.com or pre-book your own appointment on our

website: www.jollyeandwood.com.



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